

CITY OF
HAYWARD
HEART OF THE BAY

General Plan Update

Planning Commission – April 12, 2012

Erik Pearson, *Senior Planner*

Planning Division
Development Services Department



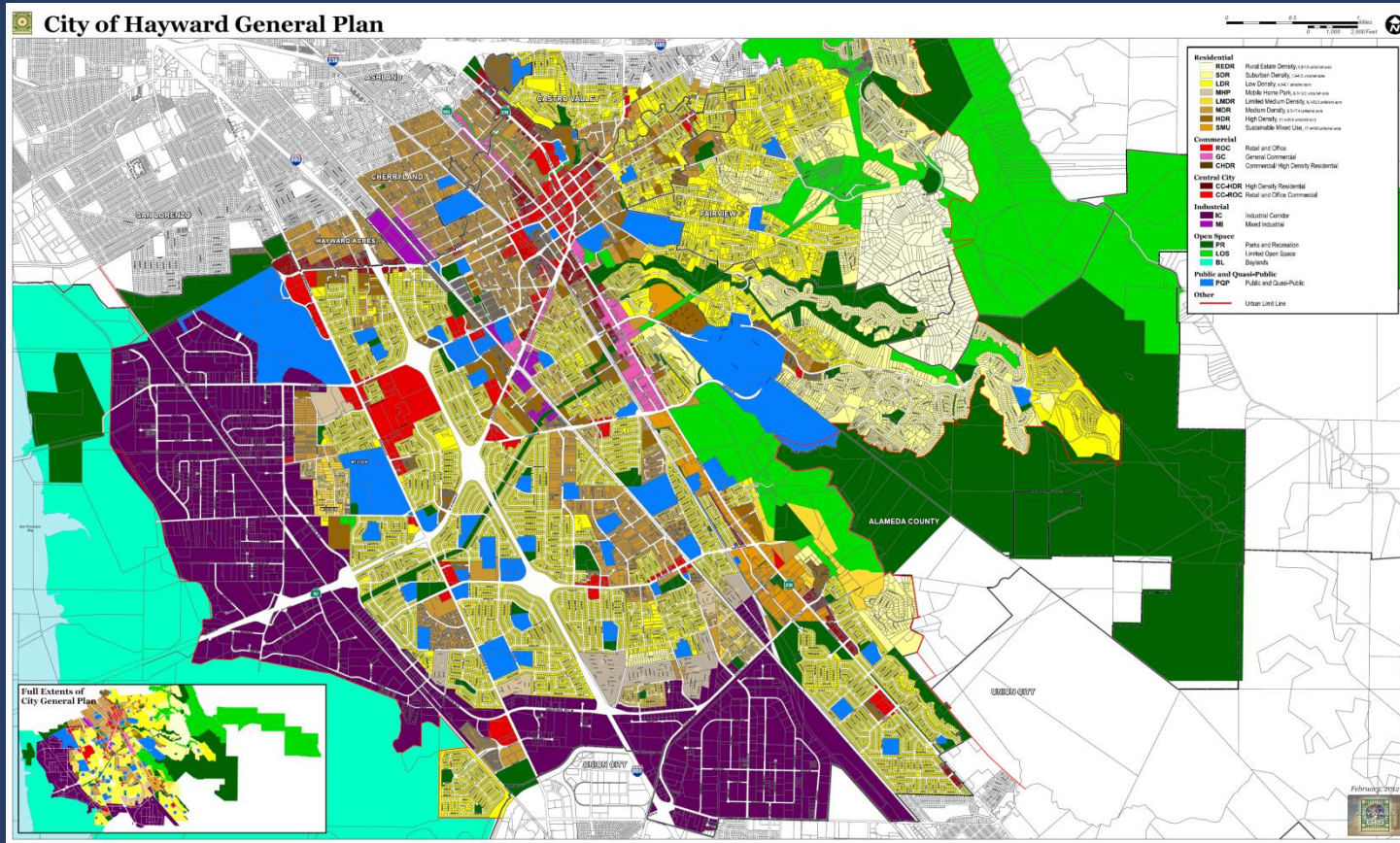
Outline

1. What is a General Plan?
2. Why does it need to be updated?
3. How will it be updated?
4. Fiscal Impact
5. Timeline
6. Next Steps



What is a General Plan?

- City's long-range policy document
- California Supreme Court has called the general plan the "constitution for future development."



HAYWARD

Purpose of a general plan is to:

- Identify the community's goals and policies as they relate to land use and development.
- Provide a basis for local government decision-making.
- Provide citizens with opportunities to participate in the planning processes.
- Inform citizens, developers, and decision-makers, of the ground rules that guide development.



Required Elements

1. Land Use
2. Circulation
3. Housing
4. Conservation
5. Open Space
6. Noise
7. Safety

Current General Plan Chapters

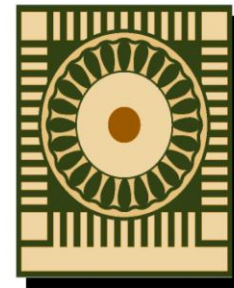
1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Community Facilities & Amenities
6. Conservation & Environmental Protection
7. Public Utilities and Services



Hayward's General Plan

- First adopted in 1953
- Updated in 1965, 1974, 1986
- Circulation Element updated in 1998
- Comprehensive Update completed in 2002

CITY OF HAYWARD



GENERAL PLAN



Why Update the General Plan?

Generally accepted practice is to update a General Plan every 10 to 15 years.

Cities shall periodically review, and revise, as necessary, the general plan.

- California Government Code Sec. 65103(a)



Policies need to be updated to align City's current vision and priorities:

- Safe, Clean & Green
 - Complete Streets
 - Historic Preservation
 - Public Health
 - Climate Action Plan policies
 - General Plan may be considered a “qualified GHG reduction strategy” according to Air District regulations



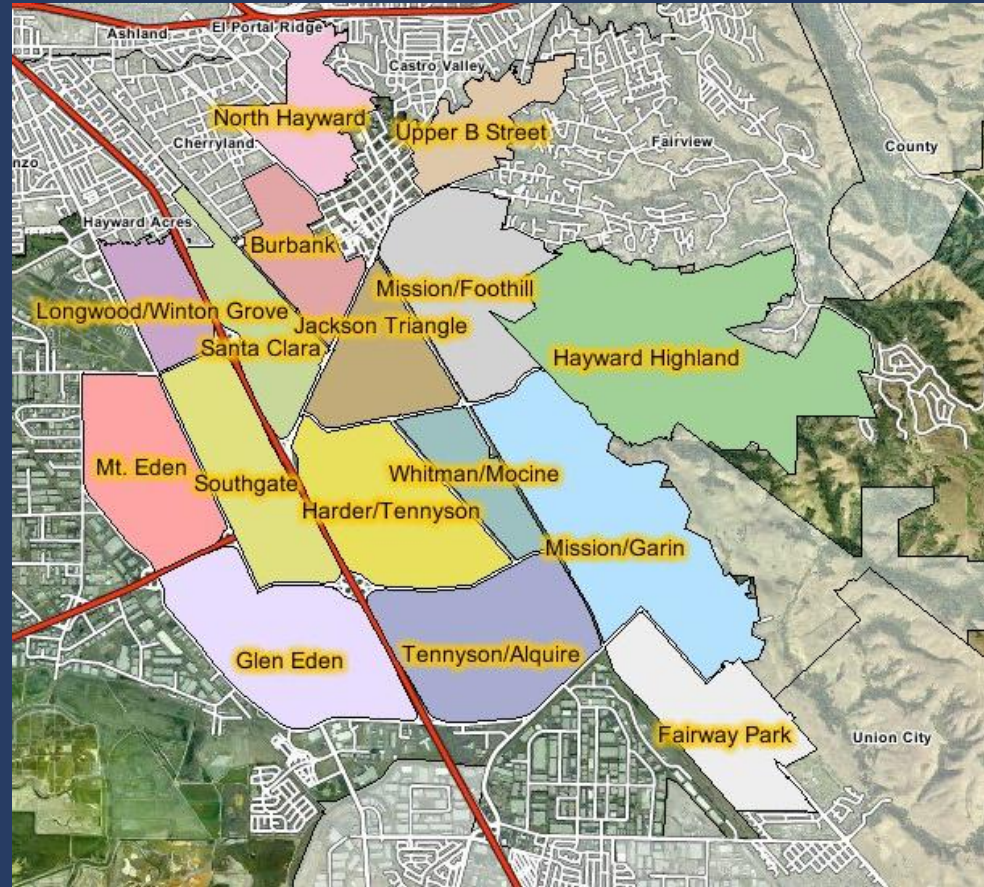
How will the General Plan be Updated?

- Visioning (neighborhood meetings)
- Develop list of issues
- Background reports
- Form working group
- Draft goals and policies
- Develop alternatives
- Second round of neighborhood meetings
- Prepare draft General Plan
- Community meetings to present draft General Plan
- Prepare EIR
- Community meetings to present draft EIR
- Adopt EIR and General Plan



Issues to be Addressed:

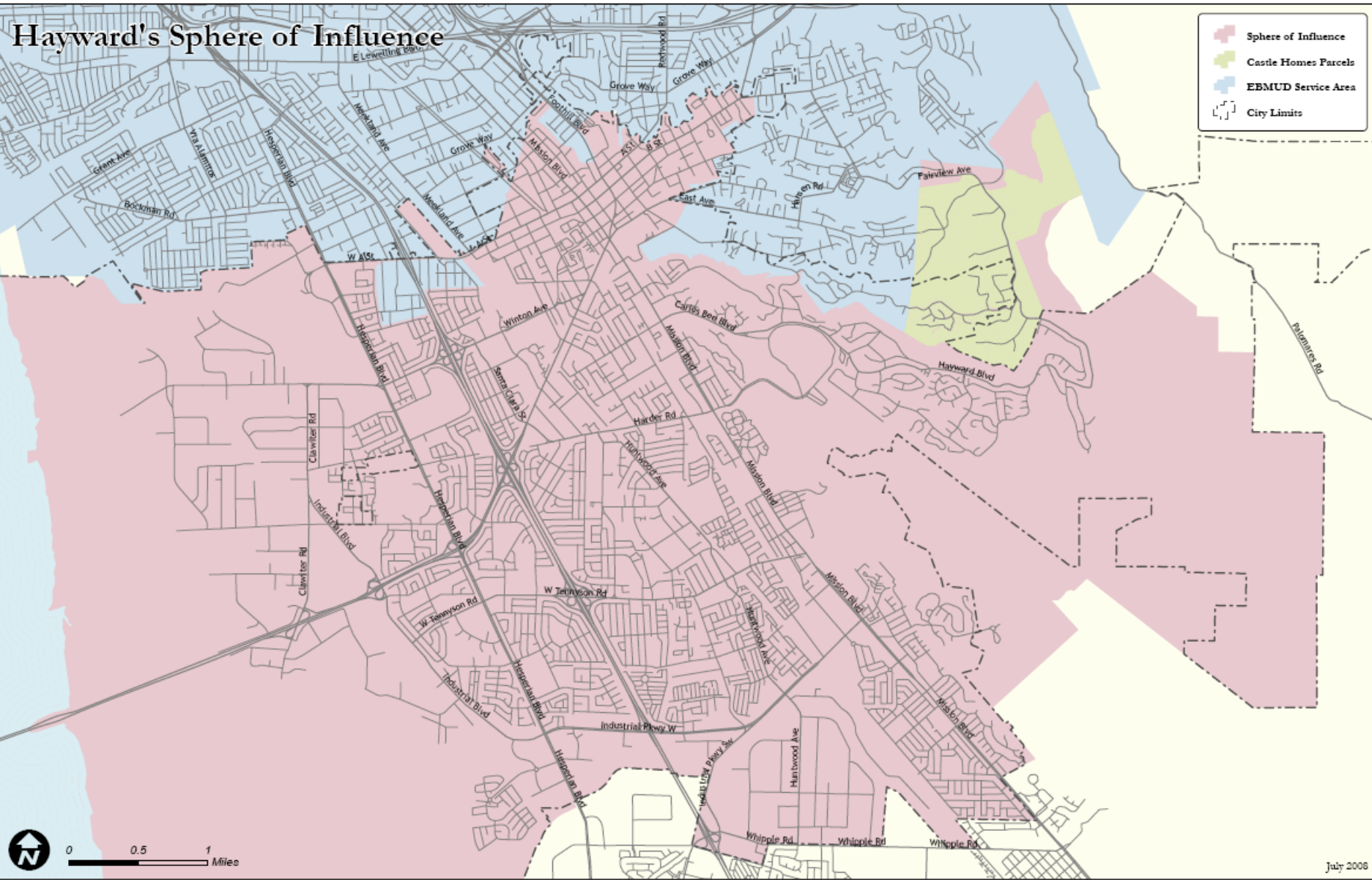
- Neighborhoods
- Sustainability
- City Boundaries
- Historic Preservation
- Health
- Circulation
- Hazards
- Air Quality



Hayward's Sphere of Influence

Hayward's Sphere of Influence

- Sphere of Influence
- Castle Homes Parcels
- EBMUD Service Area
- City Limits



July 2008

HAYWARD



Organization of General Plan

Current General Plan Chapters

1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Community Facilities & Amenities
6. Conservation & Environmental Protection
7. Public Utilities and Services

City Council Priorities

1. Safe
2. Clean
3. Green
4. Organizational Health
5. Land Use
6. Fiscal Stability



Organization – Examples of other General Plans



VISION

GOVERNANCE

POLICY PLAN

CITY COUNCIL PRIORITIES

IMPLEMENTATION

TRACKING & FEEDBACK

Land Use

Housing

Parks & Rec

Environmental
Resources

Community
Economics

Safety

Mobility

Community
Design

Social
Resources

Policy Plan

Only areas with a white background are considered part of the General Plan.

The Ontario Plan

- Ontario Plan Framework
- Website Outline
- Surveys
- Environmental Impact Report
- Glossary of Terms
- Approvals & Amendments

Other Internal Links

- City of Ontario Website
- Planning Department
- Municipal Utilities
- Budget and Finance
- Community Services
- Police Department
- Fire Department
- Building Department



Euclid Avenue from Historic Downtown looking north to San Gabriel Mountains.

The Policy Plan states long-term goals, principles and policies for achieving Ontario's Vision. It guides growth and development to

POLICY PLAN NEWS

Ontario Plan Wins Top Compass Blueprint Award



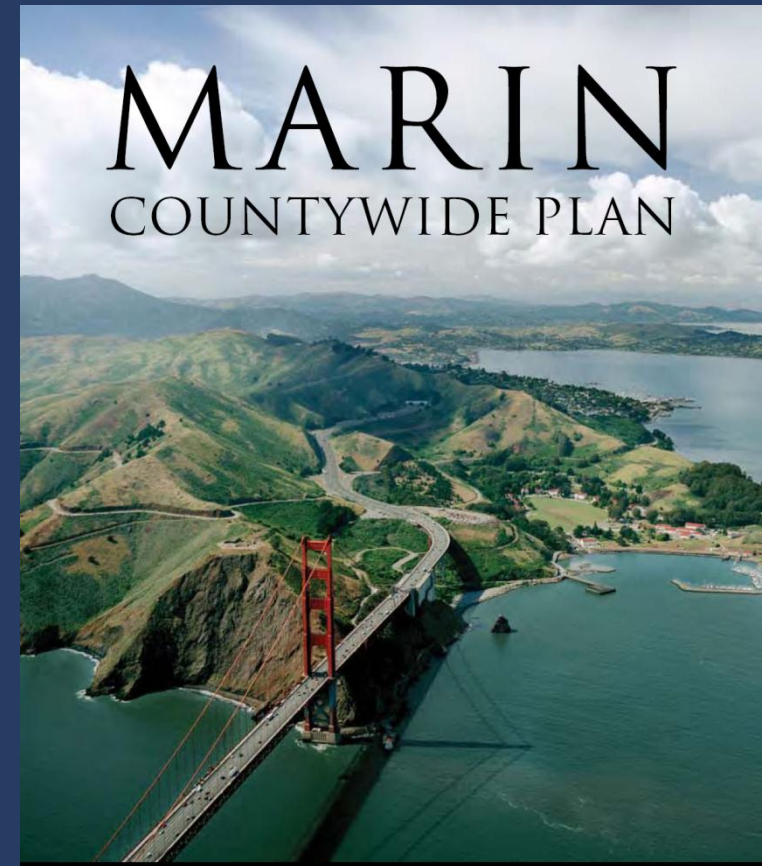
THE FOURTH ANNUAL COMPASS BLUEPRINT RECOGNITION AWARDS

The Ontario Plan received the Southern California Association of Governments (SCAG) President's Award for Excellence for Visionary Planning. The Compass Blueprint

Marin Countywide Plan has only three chapters:

1. Natural Systems and Agriculture Element
2. Built Environment Element
3. Socioeconomic Element

HAYWARD



ADOPTED NOVEMBER 6, 2007

City Council Review

Comments from March 20, 2012 Work Session:

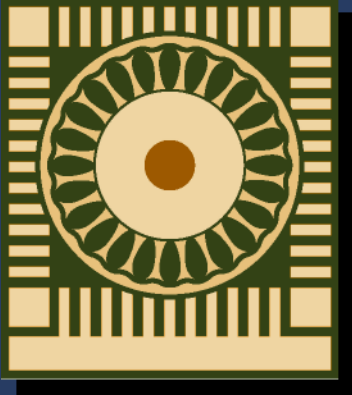
- complete for less than staff's estimate of \$2.8 million
- complete more quickly than 3.5 years
- need to reach out to the community and include people who do not regularly attend public meetings;
- General Plan should be organized around Council's priorities;
- social equity issues should be incorporated into General Plan;
- new General Plan should be available in an electronic format;
- implementation plan is needed; and
- need to engage youth and schools in the process.



Timeline & Next Steps

Fiscal Year	Timeframe	Action/Task
FY 12	June 19, 2012	Council Adopts Budget and Capital Improvement Program
	Early Summer, 2012	Council Adopts Resolution Authorizing General Plan Update
FY 13	July 2012	Issue Request for Proposals
	September 2012	Execute Contract with Consultant
	October 2012	Kick-off Project and First Community Meeting
	December 2012	Formulate/Present Vision and Identification of Issues
	Jan. – March 2013	Draft Goals, Policies, Alternatives
	June 2013	Select Preferred Alternative
FY 14	July – October 2013	Draft General Plan
	Oct. 2013 – Jan. 2014	Prepare Draft EIR and Fiscal Impact Analysis
	March – April 2014	Prepare Final EIR
	June 2014	Certify EIR and Adopt New General Plan





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